

LIBER 329 FOLIO 691

Plaintiff's Ex. #1

Rec'd for Record Mar. 31 1986 At 11:41 O'clk DEED Same Day Recorded & Ex'd per Charles G. X. "

THIS DEED made this 25th day of March, 1986 between Jesse E. Wiles, Personal Representative of the Estate of Mary E. Ramsburg, late of Frederick County, Maryland (hereinafter referred to as "Personal Representative") and John L. Sexton and Mary Jo Sexton, His Wife (hereinafter referred to as "Grantees").

In consideration of Thirty-five thousand eight hundred Dollars (\$35,800.00) paid to Personal Representative by Grantees, the receipt of which is acknowledged, Personal Representative hereby conveys to Grantees, their heirs and assigns, the following real property:

All of that lot or parcel of ground, lying and being in the town of Brunswick, in Frederick County, Maryland, having a frontage of 40 feet on East E. Street and being designated as Lot No. 13 in Block 19 on the plat of the Mutual Land and Improvement Company of Baltimore City which is filed among the Land Records of Frederick County, Maryland with a Deed from Thomas J. Cannon and wife to the Mutual Land and Improvement Company of Baltimore City, dated September 1, 1890, and recorded in Liber W.I.P. 11, folio 473.

BEING all and the same real estate conveyed unto Charles W. Ramsburg and Mary E. Ramsburg, his wife, by a Deed from Howard Marvin Jones and Mabel C. Jones, his wife, dated July 17, 1946, and recorded among the aforesaid Land Records in Liber 457, folio 416.

AND FURTHER all that piece or parcel of ground situate and lying in the town of Brunswick, Frederick County, Maryland and described as follows:

BEGINNING on the North side of "E" Street at a distance of eighty-five (85) feet East from the corner formed by the North side of "E" Street and the East side of Sixth Avenue, and running thence Easterly binding on the North side of "E" Street, forty (40) feet; thence Northerly, parallel with Sixth Avenue, one hundred and fifty (150) feet to an alley fifteen (15) feet wide; thence Westerly binding on the South side of said fifteen (15) foot alley, forty (40) feet and thence Southerly parallel to Sixth Avenue, one hundred and fifty (150) feet to the place of beginning; being Lot No. Fourteen (14) in Block No. Nineteen (19); as shown on the plat of the Mutual Land and Improvement Company of Baltimore City.

BEING all and the same real estate conveyed unto Charles William Ramsburg and Mary E. Ramsburg, his wife, by a Deed from Margaret F. Cannon, dated December 22, 1944, and recorded among the aforesaid Land Records in Liber 446, folio 362; the said Mary E. Ramsburg having departed this life on or about November 28, 1985, and Jesse E. Wiles having been appointed and having duly qualified as Personal Representative of said Estate being Estate No. 15605 in the Orphans' Court for Frederick County, Maryland.

AND FURTHER, all right, title and interest Grantor may have in and to that lot or parcel of ground, lying and being in the Town of Brunswick, in Frederick County, Maryland, being designated as Lot No. 12 in Block 19 as shown on the plat of the Mutual Land and Improvement Company of Baltimore City and recorded as aforementioned.

Together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which testatrix Mary E. Ramsburg had in her lifetime and at the time of her death, and which Personal Representative

William E. Sauser, J.D., P.A.
ATTORNEY AT LAW
320 West Potomac Street
Brunswick, Maryland 21716
(301) 834-7333

TRANSFER TAX	179.00
RECORDING FEE	17.00
MD. STAMP TAX	237.60
	433.60

1 Exhibit #1 Filed December 8, 1986